



CPED STAFF REPORT

Prepared for the Heritage Preservation Commission

HPC Agenda Item #3
July 8, 2014
BZH-28219

HERITAGE PRESERVATION APPLICATION SUMMARY

Property Location: 1204 Harmon Place, Unit 21
Project Name: Kenosha Rooftop Deck
Prepared By: [Lisa Steiner](#), City Planner, (612) 673-3950
Applicant: Transform Design
Project Contact: Casimir Semlak
Ward: 7
Neighborhood: Loring Park; adjacent to Downtown West
Request: To construct a rooftop deck addition.
Required Applications:

Certificate of Appropriateness	To allow a rooftop deck addition in the Harmon Place Historic District.
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HISTORIC PROPERTY INFORMATION

Current Name	Kenosha Condos
Historic Name	Kenosha Flats
Historic Address	1204 Harmon Place/ 11 12 th Street
Original Construction Date	1907
Original Architect	Unknown
Original Builder	Charles C. Chase
Original Engineer	Unknown
Historic Use	Apartments
Current Use	Condominiums
Proposed Use	Same as current

Date Application Deemed Complete	June 11, 2014	Date Extension Letter Sent	Not applicable
End of 60-Day Decision Period	August 10, 2014	End of 120-Day Decision Period	Not applicable

CLASSIFICATION

Local Historic District	Harmon Place Historic District (Contributing)
Period of Significance	1907-1930
Criteria of Significance	Criteria 1: Association with significant events or with periods that exemplify broad patterns of cultural, political, economic or social history Criteria 4: Embodies the distinctive characteristics of an architectural or engineering type or style, or method of construction.
Date of Local Designation	2001
Date of National Register Listing	N/A
Applicable Design Guidelines	Harmon Place Historic District Guidelines and The Secretary of the Interior's Standards for the Treatment of Historic Properties

SUMMARY

BACKGROUND.

In the late 19th century, the area now known as the Harmon Place Historic District was a primarily residential district filled with mansions, townhouses, and residential hotels. Around the turn of the century, downtown retail and commercial growth began to extend to the southwest along Harmon Place, Hennepin Avenue and other nearby streets. In the early twentieth century, new apartments were constructed that offered one or two bedroom flats intended for the many single people and couples who worked downtown. Only three of the apartment buildings from the period of significance remain: Kenosha Flats (1907), Haverhill Court (1908), and Yale Place (1916). The first automotive businesses opened on Hennepin and Harmon in 1905 and 1907 respectively. The area began to turn more intensively to automotive-related development and by 1920 it was the major automotive district of the city with over one hundred auto-related businesses concentrated in the area.

The Kenosha Flats building is a contributing building to the district. It was constructed in 1907 by builder Charles Chase. The four-story building originally housed 26 apartments as well as a basement-level beauty shop and other retail space. The Renaissance Revival style structure is constructed of brown brick with horizontal bands of brick below the second and fourth story windows. Identical round-arched recessed entries are located on both the Harmon Place and 12th Street elevations. The building has a deep overhanging cornice with slender corbels. The original apartments have now become condominiums and a restaurant is currently located in the basement-level retail section of the building.

APPLICANT'S PROPOSAL.

The applicant is proposing to construct a rooftop deck addition above a top-level unit. This proposal requires a Certificate of Appropriateness. The applicant has requested a continuance to the July 22, 2014 meeting to allow time for plan revisions and staff review.

PUBLIC COMMENTS.

Staff has not yet received any comments on the proposal.

RECOMMENDATIONS

Recommendation of the Department of Community Planning and Economic Development for the Certificate of Appropriateness:

The Department of Community Planning and Economic Development recommends that the Heritage Preservation Commission continue the project one cycle to the July 22, 2014 meeting of the Heritage Preservation Commission.